



FOR IMMEDIATE RELEASE

Contact:

David Stark

Chief Public Affairs and Communications Officer

Bay East Association of REALTORS®

925.914.7049

Davids@bayeast.org

PLEASANTON, CA – November 10, 2025 – Higher prices did not discourage East Bay homebuyers during October.

According to the latest *East Bay Real Estate Weather Report* from the Bay East Association of REALTORS®, home sales increased for the third month in a row. Prices also rose—up from August and September and more than last October.

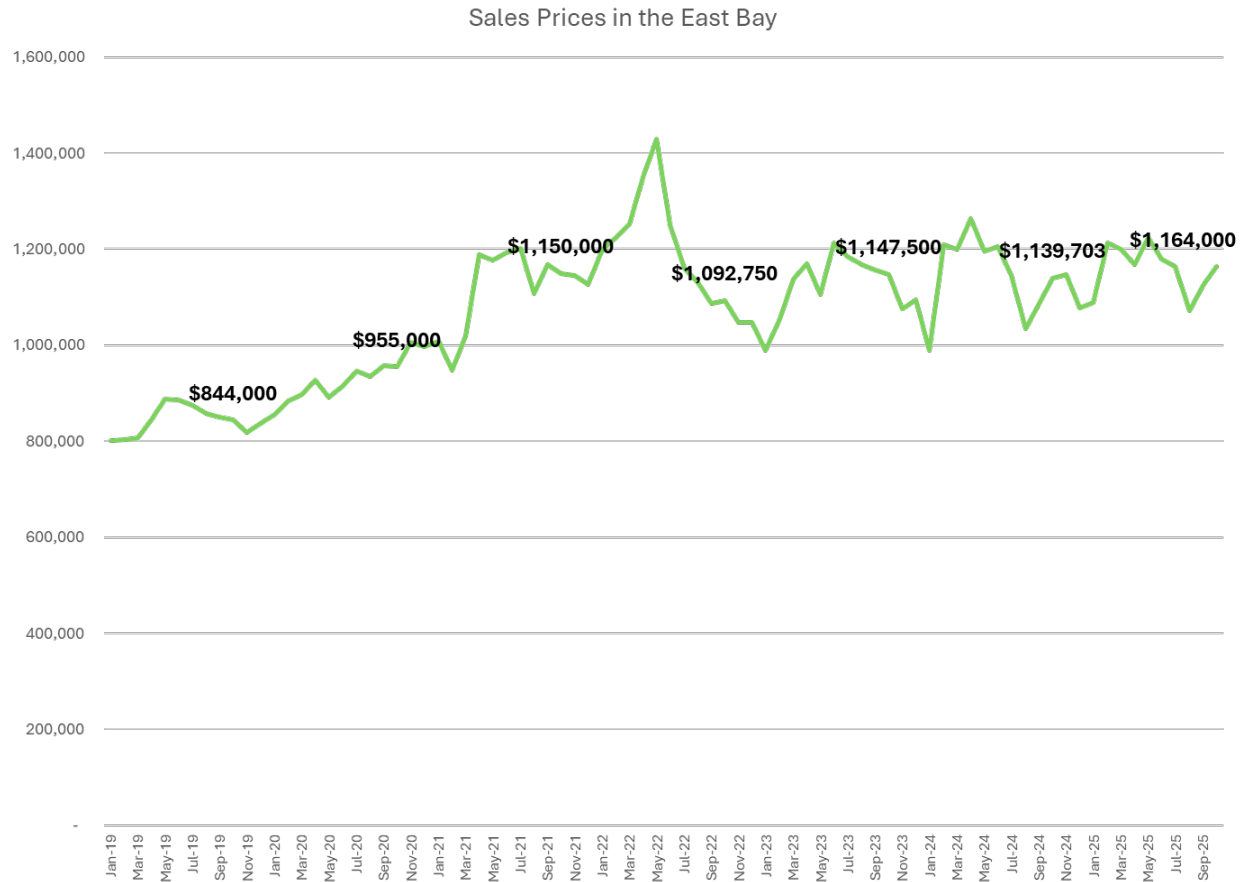
While buyers faced fewer choices than earlier in the year, there were still more homes for sale compared with October 2024. The combination of reduced month-to-month inventory, higher prices, and continued buyer activity indicates a market where motivated buyers are adjusting to pricing while acting quickly when the right home becomes available.



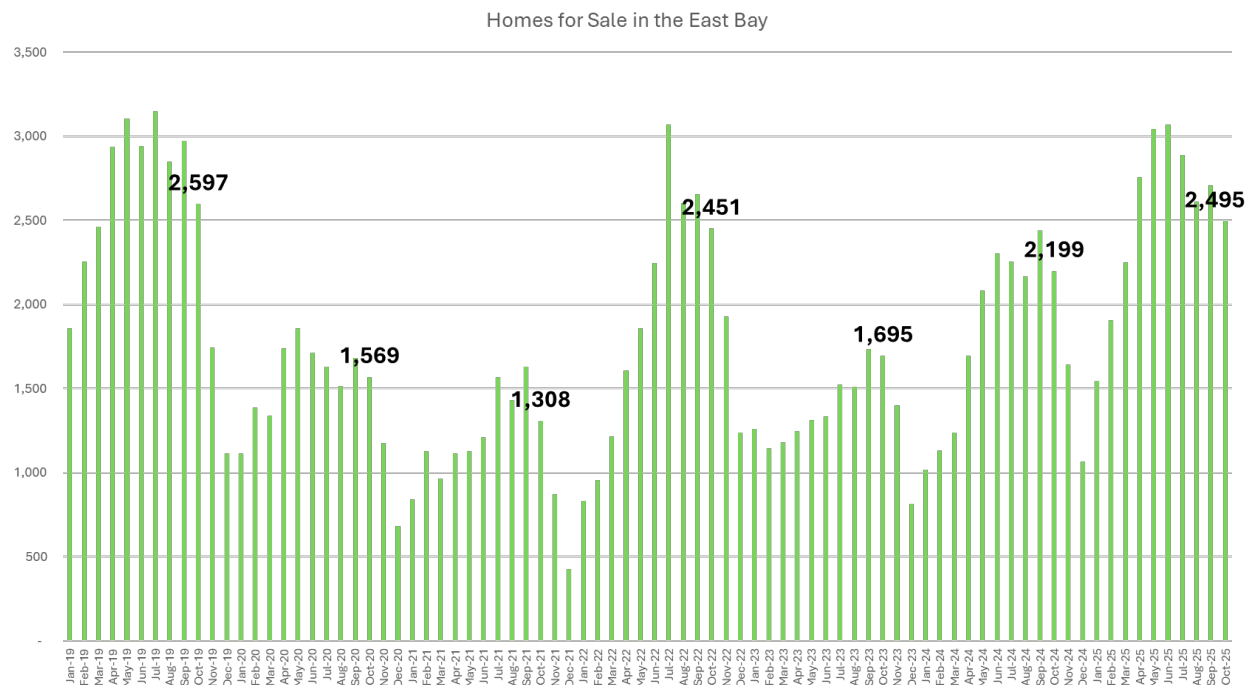
Watch the full Weather Report: <https://bayeast.org/video/november-2025-east-bay-real-estate-weather-report/>

Market Overview

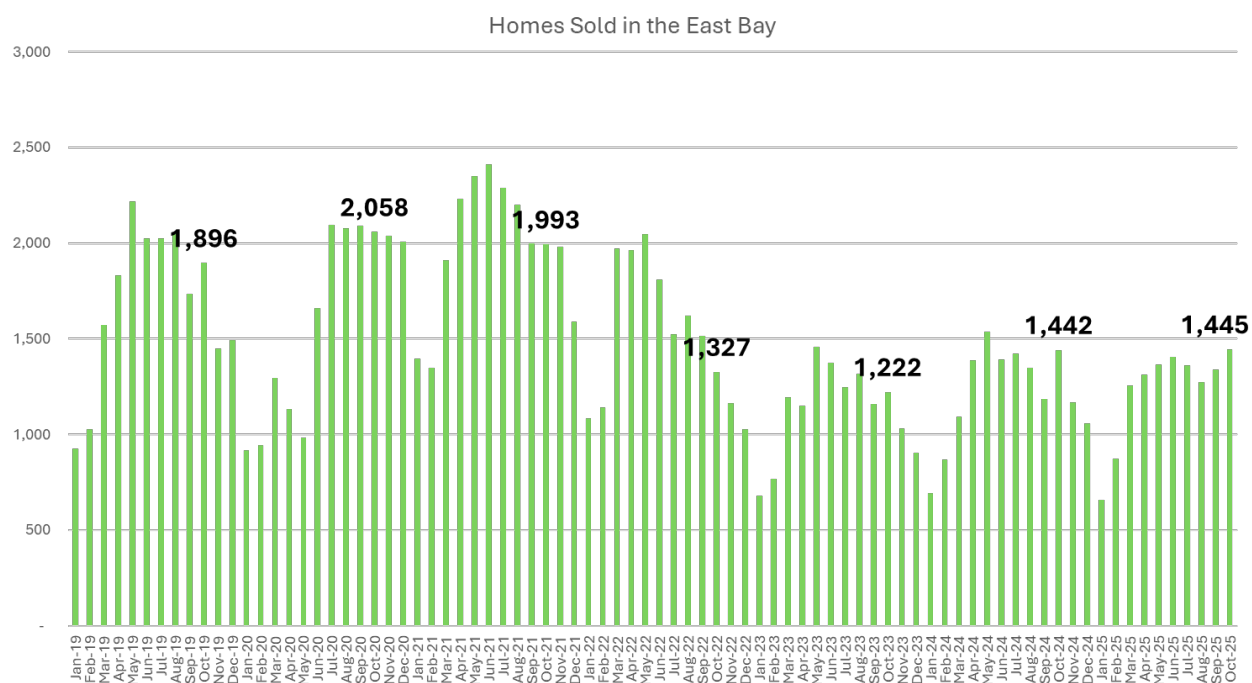
During October, the median sales price rose for the second month in a row and was more than October 2024.



Sales price increases were driven by fewer choices for buyers compared with late spring and early summer . However, there were more homes on the market compared with October 2024.



Home sales, while virtually unchanged compared with October 2024, did increase for the third month in a row.



Regional Trends

- 880 Corridor:** There were more homes for sale in Fremont, Newark, San Leandro, and Union City. Sales prices increased in most communities. Albany reached

\$1.59M, up 25%, and Oakland rose to \$1M. Sales were mixed, with Newark down almost 40% and San Leandro up more than 50%.

- **West Contra Costa County:** Listings increased in most communities, including Pinole and San Pablo. Prices were also mostly up, including San Pablo at \$600,000. Sales were also mostly up.
- **Central Contra Costa County:** Inventory varied, with Clayton down and Martinez up. Prices were mixed with Clayton at \$1.2M, up 12% percent and Martinez at \$710,000, down nearly 15%. Sales were mostly down, except Walnut Creek which posted 31 sales.
- **Lamorinda:** Homes for sale were mostly up, including 47 active listings in Orinda. Prices were mostly down with Orinda at \$1.57M, down more than 20%. Sales were mostly up with 32 sales in Lafayette which was more than a 20% increase.
- **Tri-Valley:** There were more homes available across the region. Dublin listings were up 75% and Livermore up nearly 60%. Prices were mostly down with Alamo at \$2.1M, down 30%. Sales were mixed, with Danville and Dublin up more than 50%.
- **Delta Region:** There were more homes for sale almost everywhere. Prices were mostly down with Oakley at \$622,000, down more than 10%. Sales were down across most communities.

About the East Bay Real Estate Weather Report

The *East Bay Real Estate Weather Report* is a monthly video produced by the Bay East Association of REALTORS®. It provides hyperlocal, community-by-community insight into housing market conditions across Alameda and Contra Costa counties.

Bay East Experts Available

Real estate market experts from the Bay East Association of REALTORS® are available for interviews, detailed analysis, and data specific to individual communities.

About Bay East

The Bay East Association of REALTORS® is a professional trade association serving more than 5,000 real estate professionals throughout the East Bay. Bay East provides MLS services, professional development, advocacy, and resources to help REALTORS® succeed in their business and better serve their clients and communities.